



Bold and beautiful

An annual look at the state's best new and rehabbed structures.

By Kevin Ellis and Natalie Bradin

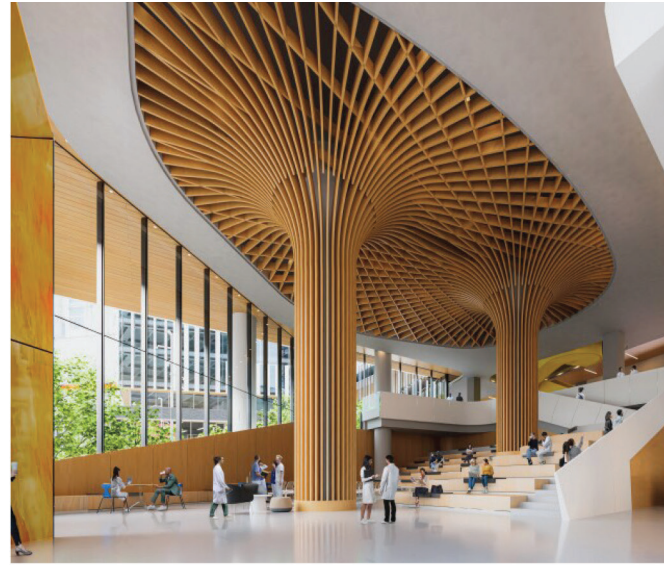
Construction's contributions to North Carolina can be counted in many ways. The \$1 billion Pearl complex has led to a highly anticipated medical school and a separate magnet attracting leading global surgeons to study in Charlotte. Toyota's \$14 billion battery plant in Randolph County strengthens the Tar Heel state's participation in creating a clean energy future.

CN Hotels' development of a dual-branded Hilton hotel gave the state capital the highest rooftop in the Triangle. Northwood Development has turned Charlotte's Ballantyne area, long known for its massive office complex, into a popular place to eat, drink and enjoy live entertainment.

Then there's Champion Credit Union's decision to move forward with a new corporate headquarters in Haywood County, demonstrating the resiliency of Canton residents affected by Tropical Storm Fred and the closing of a dominant regional employer. In Bessemer City, a long-abandoned Gaston County textile mill now offers 139 affordable housing units.

Making a difference in communities was a common theme as Business North Carolina recognizes the most important new buildings to open in the year ending June 30. This marks the 12th year for the project, which is put together by the BNC editorial team with input from representatives of the state's construction and architecture industries.

The list includes nine category winners and eight honorable mentions. The buildings represent some of the biggest investments in state history, some of its tallest office towers and largest residential developments, as well as hospital facilities that promise better access to healthcare. Renovation projects that preserved cultural heritage also show up on the list. Construction contributed \$41.4 billion to the state's gross domestic product last year, about 5.6% of the total. The industry employs about 280,000 workers in the rapidly developing state.



HEALTHCARE

THE PEARL

CHARLOTTE

Developers: **Atrium Health (Charlotte) and Wexford Science & Technology (Baltimore)**

Contractors: **Whiting-Turner Contracting (Baltimore) and R.J. Leeper Construction (Charlotte)**

Architects: **Ayers Saint Gross (Baltimore) CO Architects (Los Angeles) and Neighboring Concepts (Charlotte)**

Cost: **\$965 million**

Size: **643,000 square feet (Phase 1)**

The 26-acre innovation district is built around the Charlotte campus of Wake Forest University's School of Medicine, merging the city's health, research and education sectors. The Pearl opened its first phase in June as a collaboration between Atrium Health, Baltimore-based Wexford Science & Technology and Ventas, a Chicago-based real estate investment trust.

The Pearl's first buildings include the 14-story Howard R. Levine Center for Education, which includes the medical school, and a 10-story research building, which houses IRCAD North America.

Those structures include 643,000 square feet of lab, academic, research, office and retail space. Plans call for as much as 4.2 million

square feet of additional development over the next 15 years. Construction of a hotel is expected to start next year, Atrium officials say.

The Pearl is projected to generate more than 5,500 on-site jobs and spur the addition of 6,000 more across the region, entailing an investment topping \$1.5 billion.

The IRCAD North America site will attract more than 8,000 surgeons annually to study emerging techniques in cardiovascular, neuro and orthopedic surgeries, among others. The first course launched in September.



CORPORATE HEADQUARTERS

CHAMPION CREDIT UNION

CANTON

Developer: **Champion Credit Union (Canton)**

Contractor: **NewGround International/Beverly-Grant (Chesterfield, Missouri)**

Architect: **NewGround International (Chesterfield, Missouri)**

Cost: **\$23 million**

Size: **30,000 square feet**

Champion Credit Union finished its new headquarters in May, overlooking the former paper mill where seven employees of the former Champion mill came together in 1932 to found what was then known as Champion Savings and Loan. Building plans were announced in 2022, but construction began after Pactiv Evergreen announced the plant's closing in March 2023, idling more than 1,000 people in a town of 4,400 residents.

The project became a testament to the town's resiliency and the credit union's commitment to Canton, says CEO Jake Robinson.

The mostly stone and glass facade offers picturesque views of the surrounding Great Smoky Mountain range. The new building consolidates back office operations and administrative work that had been done in three separate buildings.

The city of Canton bought the credit union's two former buildings for a new town hall and police department offices. Both need renovations that are expected to be completed over the next 18 months. City staffers still operate out of Federal Emergency Management Agency trailers after Pigeon River flooding during Tropical Storm Fred slammed Canton in August 2021.



CHAMPION CREDIT UNION

Champion Credit Union was founded in Canton, and this community has always been at the heart of who we are. In the wake of Hurricane Helene, we were once again reminded of the resilience, strength, and spirit of this community.

Our new administration building stands as both a symbol of resilience and a renewed investment in the people and place that made us who we are.



TOGETHER WITH NEWGROUND, CHAMPION CREDIT UNION IS
BUILDING A STRONGER FUTURE.

Through our partnership with NewGround, a premier design and build firm, we created more than just a building. Together, we built a space that reflects innovation, collaboration, and the unshakable connection we share with our community.



1000 SOCIAL

RALEIGH

Developer: Dewitt Carolinas (Raleigh)
Contractor: Brasfield & Gorrie (Birmingham, Alabama)
Architect: Rule Joy Trammell + Rubio (Atlanta)
Cost: \$200 million
Size: 353,891 square feet



The 12-story office tower begun in September 2022 is the first building completed as part of the \$1 billion, 40-acre development known as The Exchange. Over the next seven to 10 years, it is slated to include 990,000 square feet of office space, 125,000 square feet of retail and restaurant space, 300 hotel rooms and 1,275 apartments, condos and townhomes.

Building features include outdoor meeting spaces on each floor, an amenity terrace on the top floor and an eight-story, double-helix parking deck with 1,585 spaces. An adjacent park will include walking trails, an amphitheater and connections to an existing greenway.

It's Raleigh's first WELL- and LEED-certified project, tied to

sustainable energy and environmental designs.

Plans call for a skybridge to connect 1000 Social with a mirror-image counterpart, 2000 Social, once that building is constructed.

Uzun + Case were the structural engineers; Crenshaw Consulting Engineers handled mechanical, plumbing and electrical; and Advanced Civil Design was in charge of civil engineering. RJTR was the interior designer and Studio Outside was the landscape designer.

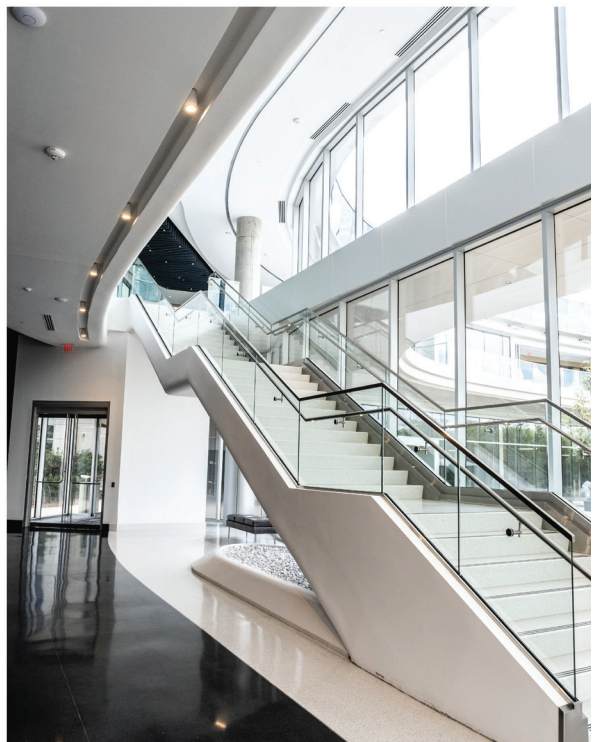
Fifty percent of the building was pre-leased. The first tenant, Raleigh-based Whitley Law Firm, moved into its second-floor office last year. CBRE managed leasing.

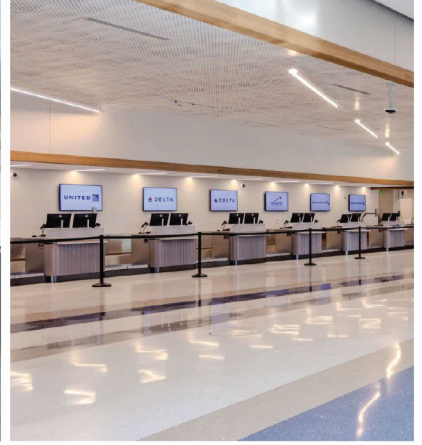
1000 SOCIAL

AT THE EXCHANGE

- AWARD-WINNING DESIGN
- CONCIERGE AMENITIES
- INDOOR-OUTDOOR WORKSPACES
- AMPLE COVERED PARKING
- 4-ACRE ACTIVATED PARK
- DYNAMIC DINING DESTINATION
- PREMIER MIDTOWN LOCATION

WHERE INNOVATION MEETS WELLBEING





PUBLIC

ASHEVILLE REGIONAL AIRPORT NORTH CONCOURSE

FLETCHER

Asheville Regional Airport completed construction of its North Concourse in June, where most of its operations will take place for the next two-plus years. Planning began in 2019, while demolition of the old north concourse started in August 2023.

The North Concourse includes Gates 7 through 12, new restaurants, an art gallery and floor-to-ceiling, electrochromic windows that offer picturesque views of the Blue Ridge Mountains while helping keep the terminal cool on hot days.

The project is part of a five-year, almost \$400 million construction project expected to be completed by early 2028. It's

Developer: **Greater Asheville Regional Airport Authority**

Contractor: **Parsons (Chantilly, Virginia)**

Architect: **Gresham Smith (Nashville, Tennessee)**

Cost: **\$228 million**

Size: **136,000 square feet**

the largest infrastructure project in the airport's 64-year history.

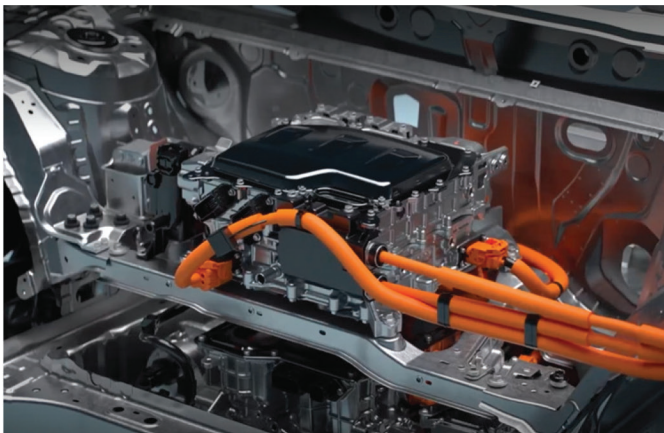
Workers are also replacing the South Concourse, which will include a new main entrance and Gates 1 through 6. Some operations still take place in the "legacy" concourse, including baggage claims and car rentals. Those areas will be replaced in phases.

Once complete, the new concourse will be 150% larger.

The Asheville airport attracted more than 2 million passengers for the first time in 2023, and did it again in 2024. The number of nonstop destination flights increased from 10 to 27 between 2013 and 2023.



INDUSTRIAL



TOYOTA BATTERY MANUFACTURING, NC

LIBERTY

Developer: **Toyota (Aichi, Japan)**

Contractor: **Aristeo Construction (Livonia, Michigan)**

Architect: **SSOE Group (Toledo, Ohio)**

Cost: **\$13.9 billion**

Size: **7 million square feet**

Toyota Battery Manufacturing, 20 miles south of Greensboro marks the global marks the global automaker's first in-house battery plant outside Japan and its 11th U.S. manufacturing plant. Toyota began shipping batteries from the plant in April. It will feature 14 production lines, with four dedicated to hybrid electric vehicles and 10 for battery electric and plug-in hybrid electric vehicles.

Spanning 7 million square feet on roughly 1,825 acres, the campus represents a nearly \$13.9 billion investment, with plans to employ about 5,100 people once fully operational. The production build-out will occur in phases through 2030.

The project is expected to supply batteries for Toyota and Lexus electrified models. The company sold a record 1.006 million electrified vehicles in North America in 2024, up 53% from the year before. That represents 43% of its total sales volume. Second quarter electrified vehicle sales increased 29.7%, representing 48% of total sales volume.

The company offers 32 Toyota and Lexus electrified vehicle models, more than any other automaker.



HOSPITALITY

TEMPO BY HILTON/ HOMEWOOD SUITES BY HILTON

RALEIGH

Developer: **CN Hotels (High Point)**

Contractor: **Humphreys & Associates (Carrollton, Texas)**

Architect: **The Preston Partnership (Atlanta)**

Cost: **332,913 square feet**

Size: **Not disclosed**

CN Hotels opened the 261-bed, dual-branded Hilton hotel located between the state Capitol and Raleigh's Warehouse District in December. Its location makes it an easy walk to some of the city's popular restaurants and bars, and entertainment venues like Red Hat Amphitheater, Lincoln Theatre and The Pour House Music Hall & Record Shop.

Homewood Suites has 134 rooms and caters to extended stay guests, while Tempo's 127 rooms are geared toward lifestyle-

focused travelers. The Raleigh location for Tempo is a first for North Carolina. It is managed by Tampa, Florida-based McKibbin Hospitality.

Urban Oak, featuring tapas plates and cocktails, is on the 13th floor, making it the tallest rooftop bar and lounge in the Triangle area. CN Hotels' owners, the Patel family, have been operating hotels in North Carolina since the 1970s.



RENOVATION

LOFTS AT OSAGE MILL

BESSEMER CITY

A long-vacant textile mill now has 139 apartments to rent in an affordable housing project that city leaders say will be key for downtown redevelopment. Town founder John Smith built the mill in 1896 for his Southern Cotton Mill. It employed more than 400 in its heyday, but closed for good in 1995. After almost 30 years of vacancy, construction started on the project in 2023. The first residents moved into the one-, two- and three-bedroom apartments earlier this year.

The redevelopment preserved the building's brick exterior and historic features while adding a resident lounge, business center and fitness room. Skylights bring natural light into the building's interior atriums, illuminating its wooden beams and original flooring.

The North Carolina Housing Finance Agency supported the project with tax-exempt bonds issued by the Gastonia Housing

Developer: WinnDevelopment (Boston)
Contractor: Rehab Builders (Winston-Salem)
Architect: Tise-Kiester Architects (Chapel Hill)
Cost: \$36 million
Size: 250,000 square feet

Authority. Bank of America provided construction and permanent financing, as well as equity under the federal Low-Income Housing Tax Credit program, the federal Historic Tax Credit program and the state's Mill Rehabilitation Tax Credit program.

The Lofts at Osage Mill is WinnDevelopment's first adaptive reuse project in North Carolina. Collaboration with Duke Energy ensured the building's design conformed to Energy Star guidelines to maximize energy efficiency.

Apartments will be rented to households earning 60% of the area's median income, which is less than \$53,880 for a two-person household. Monthly rent for the 50 one-bedroom apartments will be \$1,125; rent will be \$1,352 for the 77 two-bedroom units; and \$1,160 for the 12 three-bedroom units. As of mid-September, all but 15 of the apartments were occupied.



RESIDENTIAL

LINEA

CHARLOTTE

Developer: **Portman Holdings (Atlanta); National Real Estate Advisors (Washington, D.C.)**

Contractor: **JE Dunn Construction (Kansas City, Missouri)**

Architect: **LS3P Associates (Charleston, South Carolina)**

Cost: **Not disclosed**

Size: **360,932 square feet (apartments only); 614,385 square feet total**

A glass exterior and 23rd-floor year-round outdoor pool make this 24-story tower stand out in Charlotte's South End neighborhood, which is home to an estimated 18,000-plus residents. Move-ins began in January to the 370 apartment units, which lease for about \$1,800 to \$5,000 per month, and 13 penthouses that lease for as much \$9,500 a month.

A skybridge offers a connection to The Line office tower, which includes Sycamore Brewing on the ground floor. The parking garage shares 766 parking spaces with The Line. It also has 18,700 square feet of retail space.

Linea has a prime location on the city's bike-and-walk Rail

Trail, as well as 18,000 square feet of retail and restaurant space, including Night Swim Coffee, Peachy Salon and Half Shell Oyster House. Charlotte Area Transit System has plans for adding a light-rail stop nearby.

In addition to the heated pool on the 23rd floor, the sun deck has loungers, fire pits and grill stations. The floor includes an athletic club that has a two-story rock climbing wall, co-working space, lounges and game rooms.

Portman's Charlotte developments have included the Westin hotel uptown, which opened in 2003; the 615 South College building, which opened in 2017; and the 16-story Line building, which was completed in 2022.



RENOVATION

THE BOWL AT BALLANTYNE

CHARLOTTE

Developer: **Northwood Development (Charlotte)**

Contractor: **Rodgers Builders, (Charlotte, joined Tokyo-based Kajima in 2004) (retail and infrastructure), Samet (Greensboro) (residential)**

Architect: **Cooper Carry (Atlanta) (retail), SK&I Architecture (Bethesda, Maryland) (residential), LandDesign (Charlotte) (civil/landscape architecture)**

Cost: **\$111 million (Phase 1)**

Size: **40 acres**

The Bowl at Ballantyne represents a transformation of South Charlotte's sprawling office park into a walkable, mixed-use neighborhood. The project, spearheaded by Northwood Development, is anchored by a 20-acre core that combines retail, dining, entertainment, multifamily residences and public green space. The development aims to provide a main street atmosphere in what was once primarily corporate campus land.

Phase I included more than 90,000 square feet of retail, a 350-unit, 26-story residential tower, a 6-acre stream-park, and a myriad of retail and restaurant buildings. The Bowl also offers a 5,000-person capacity outdoor amphitheatre to foster commu-

nity gathering through music and other live events. The mix of tenants includes both local favorites like Olde Mecklenburg Brewery, Bossy Beulah's Chicken Shack and Rooster's Wood-fired Kitchen, along with national names like The Salty Donut and Postino WineCafe.

The Bowl is part of a larger \$1.2 billion acquisition of 535 acres by Northwood from Bissell Companies in 2017. Phase 1 cost approximately \$111 million in infrastructure. Phase 2 has yet to commence, but the expansion may include 1,000 multifamily units, 300 townhomes and 400,000 square feet of office.

Its outdoor concert venue, The Amp, will become a pop-up ice skating rink during the holidays.

CAROMONT HEALTH

BELMONT

Developer: **CaroMont Health (Gastonia)**

Contractor: **Robins & Morton (Birmingham, Alabama)**

Architect: **McMillan Pazdan Smith Architecture (Charlotte)**

Cost: **\$260 million**

Size: **275,000 square feet**

CaroMont Health opened its 54-bed hospital in January, which is expected to serve about 30,000 patients a year. Most will come from Gaston County, but other areas served include neighboring Mecklenburg and Lincoln counties and York County, South Carolina.

CaroMont Health built the hospital on a 28-acre campus adjacent to Belmont Abbey College, which is the county's only four-year college. Benedictine monks affiliated with the state's only Roman Catholic college leased the land to CaroMont to build the hospital. In return, CaroMont helped Belmont Abbey start a nursing program, and its students will train at the hospital and create a nursing pipeline for the county's healthcare system.

Visible from Interstate 85, the hospital is located near the Mecklenburg County line. It's the centerpiece of a pledge CaroMont Health made in May 2019 to invest more than \$400



million in construction and expansion projects in Gaston County.

CaroMont Health left the fifth floor of the hospital vacant in anticipation of adding 24 beds later. Rooms are 250 to 260 square feet, which is more than double the size of rooms in the original tower at the Gastonia hospital. Newer rooms at the main hospital are larger.

The campus includes a 100,000-square-foot medical office that opened in September 2024 and a four-story parking deck. CaroMont's total investment in the campus is about \$315 million.

CaroMont Health started in 1946 as a tribute to soldiers killed in World War II. It includes a 476-bed hospital in Gastonia that was called Gaston Memorial until 2000. The not-for-profit authority competes regionally with larger rivals Charlotte-based Atrium Health and Novant Health, which is based in Winston-Salem.

HONORABLE MENTION(S) - HEALTHCARE

UNC HEALTH BLUE RIDGE PATIENT TOWER

MORGANTON

Developer: **UNC Health (Chapel Hill)**

Contractor: **Brasfield & Gorrie (Birmingham, Alabama)**

Architect: **DLR Group (Omaha, Nebraska)**

Cost: **\$136 million**

Size: **220,560 square feet**

The six-story patient tower opened in August 2024, which allowed the 184-bed hospital to triple the size of its emergency department and almost double the number of intensive-care unit beds from 16 to 30.

The new ICU floor is almost five times larger than the old one, with more spacious rooms and life-saving equipment. Family members have access to a sleeper sofa and recliner. The layout ensures nurses are always close to the sickest patients. Electronic patient information signs inside rooms update in real-time.

The Emergency Department has 29 exam rooms, including four trauma rooms with advanced equipment to stabilize patients. Rooms have also been made safer for the behavioral health



population. It also has consultation and grief rooms and a more extensive waiting area. A connector corridor leads directly to MRI testing or the surgical suite for faster transport times.

The tower also includes a rooftop helipad. The landing pad had been located behind the hospital, requiring patients to be taken there by ambulance. Three floors of the tower are shells awaiting upfitting for future needs.

Construction on the patient tower began in June 2022. In October 2021, UNC Health and Carolinas Healthcare System Blue Ridge finalized a 10-year management services agreement. Financial details weren't disclosed. Previously, the hospital was affiliated with Charlotte-based Atrium Health.



HONORABLE MENTION - INDUSTRIAL

ZIEHL-ABEGG

WINSTON-SALEM

Developer: **Front Street Capital (Winston-Salem)**

Contractor: **Landmark Builders (Winston-Salem)**

Architect: **Triad Design Group (Greensboro)**

Cost: **\$108 million**

Size: **522,000 square feet**

After outgrowing its space in Greensboro, German-based Ziehl-Abegg made its largest global investment to date to move 12.5 miles away and build a site almost four times larger for its U.S. base.

The 115-year-old company manufactures motors, drives and fans for the heating, ventilation and air conditioning industry. It moved into its new space in July 2024. When it broke ground in February 2023, the company employed about 230 workers in Greensboro, but expects to have more than 800 working in Winston-Salem over the next five years. Ziehl-Abegg had been located in Greensboro since 2004.

The project won the 2024 Industrial Project of the Year from

the state chapter of the Commercial Real Estate Development Association for its functionality, innovation and economic value to the community. The building features a two-story office, a variety of workspaces, a production area with 30-foot clear height and a process showroom.

The Winston-Salem location oversees the family-owned company's business in North America, where it has nine sales offices in the U.S., three in Canada and one in Mexico.

Forsyth County and the city of Winston-Salem provided about \$1 million in incentives for the project, while the state contributed a \$400,000 economic grant contingent on Ziehl-Abegg hitting investment and job growth goals.



HONORABLE MENTION - RENOVATION

TOWERS AT SOUTHPARK

CHARLOTTE

Developer: **Crestlight Capital (Detroit)**

Contractor: **Barringer Construction (Charlotte)**

Architect: **Redline Design Group (Charlotte)**

Cost: **\$20 million (renovation)**

Size: **534,263 square feet**

The Towers is a two-building office campus encompassing 534,263 square feet of office space, and represents the tallest structures in SouthPark at 13 and 14 stories, respectively. In May 2022, Crestlight Capital acquired the property for \$192.5 million and initiated a renovation plan, the first since the Towers opened in 1998.

Dated entrances were replaced with modern facades. Former dark granite lobbies are now bright and airy, with modern lighting. A vacant office space was converted into a 4,000-square-foot

tenant lounge with a coffee bar, a conference room for 30-plus and a smaller boardroom. An on-site fitness center was doubled in size, with new showers and upgraded equipment.

Celebrity chef Bobby Flay opened his Bobby's Burgers restaurant in summer 2024 in the former Zoe's Kitchen space. Birmingham, Alabama-based Oakworth Capital Bank opened its first North Carolina location in the Towers. The buildings are also adjacent to The Loop, a three-mile urban trail under construction that will connect different places in the SouthPark area.

THE WELD

RALEIGH

Developer: **SLI Capital (Raleigh)/ Mack Real Estate Group (New York City)**

Contractor: **Clancy & Theys (Raleigh)**

Architect: **Gensler, (San Francisco) / JDavis (Raleigh)**

Cost: **More than \$300 million**

Size: **878,500 square feet (combined)**



The first of two 20-story apartment towers, the Holston, opened in June, offering 283 residential units, while the second building, The Ray, will begin leasing its 392 units soon.

The apartments are adjacent to the city's 308-acre Dorothea Dix Park, which is replacing a former psychiatric hospital and government office complex. Floor-to-ceiling windows take advantage of natural light. The two towers have different aesthetics and unit sizes to complement one another.

The Holston features a 20th floor Sky Lounge and Terrace and a year-round, heated pool on Level 7 along with a game floor. The Ray has a Level 8 pool with grills, cabanas, outdoor lounge and bicycle vault. Both have fitness centers and pet spas. Both have fitness centers and pet spas.

Bryan Kane and John Pitt founded SLI Capital in 2017 and have been involved in projects totaling more than \$2 billion.

Construction on a second phase is expected to begin in 2026. Plans include another apartment tower with 525 units, a hotel and about 20,000 square feet of retail space.

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110 EAST

CHARLOTTE

Developer: **Stiles (Fort Lauderdale, Florida) and Shorenstein Properties (San Francisco)**

Contractor: **Shelco (Charlotte)**

Architect: **Hastings Architecture (Nashville, Tennessee)**

Cost: **\$186 million**

Size: **370,000 square feet**

A 3,000-square-foot terrace offering unobstructed views of Uptown from the 11th floor, a 4,000-square-foot fitness room and a 100-seat conference room are some of the amenities of this 23-story office tower.

Construction on the property began in January 2022 and it was delivered in mid-2024. The top 13 floors are office space, which sit atop a 900-space parking deck.

East / West LYNX station and platform are integrated into its ground-level public plaza, which will include 7,000 square feet of restaurant and retail space. The Blue Line Light Rail connects commuters to UNC Charlotte, South End, Interstate 485 and the NaDa and LoSo neighborhoods. The adjacent Charlotte Rail Trail contributes to its 96 score in walkability.

The building initially struggled to attract tenants, but Charlotte's Trinity Partners reported in August that it is now about 70% leased. Next year, Memphis, Tenn.-based First Horizon bank will move into the top three floors, totaling about 88,000 square feet. San Francisco-based Coinbase, the nation's largest cryptocurrency exchange, plans to hire 130 workers and occupy the 18th and 19th floors.



HONORABLE MENTION - RESTORATION

CAROLINA THEATER

CHARLOTTE

Developer: **Foundation For The Carolinas (Charlotte)**

Contractor: **Cleveland Construction (Mentor, Ohio)**

Architect: **DLR Group (Omaha, Nebraska)**

Cost: **\$90 million**

Size: **36,000 square feet**

HORSESHOE AT HUB RTP

DURHAM

Developer: **White Point Partners (Charlotte)**

Contractor: **Choate Construction (Atlanta)**

Architect: **Duda|Paine Architects (Reston, Virginia)**

Cost: **\$70 million**

Size: **157,500 square feet**



The Carolina Theatre, a historic 1927 landmark in Uptown Charlotte, underwent a comprehensive renovation before reopening in March after 47 years of dormancy. After purchasing the abandoned theatre for \$1 in 2013, the Foundation For The Carolinas led the restoration to revitalize the theater and add a 6,700-square-foot lobby. The project integrates the venue's original Spanish Revival architecture with modern amenities including 10 laser projectors.

The 906-seat theater was built during the heyday of silent films, and a young Elvis Presley performed there in 1956. It had been vacant since 1978 and suffered damage from a fire. The Charlotte Symphony Orchestra performed to herald the return of a venue for concerts, plays, films, speakers and weddings.

A five-story addition, complete with a lobby, concessions and a Novum point-supported glass facade, are some of the improvements at the theater. Still, DLR Group focused on recreating original murals and ceilings, ensuring the venue's historic charm from the 1920s.

Carolina Theatre anchors the Belk Place civic campus, a city hub for civic engagement and community gathering. Local, state and federal agencies contributed about \$19 million in public funding for the project, while the Belk family and other private donors put up the balance.

Horseshoe at HUB RTP is a mixed-use project that blends office, retail, restaurants and recreational space in a curated downtown for the Research Triangle Park. Developed jointly by White Point Partners and the Research Triangle Foundation of North Carolina, Horseshoe broke ground in October 2022 and opened last year.

Developers describe Horseshoe as the center of the larger \$1.5 billion Hub RTP 100-acre district, which is expected to include 1 million square feet of office and lab space, 1,200 residential units, 50,000 square feet of retail space and 250 hotel rooms.

Horseshoe consists of two, one-story pavilions featuring 13,000-square feet of restaurant and retail space, flanking a five-story office-over-retail mid-rise tower. The three buildings form a "U" shape around a central outdoor courtyard and the surrounding 16 acres of green space connect to an existing 20-plus-mile trail system. Office space takes up about 121,900 square feet. Some early tenants include software firm Genesys, Cheeni Indian Cuisine, Drift Coffee Shop & Kitchen and Prime STQ steakhouse.

The Research Triangle Foundation, formed in 1959 to oversee RTP, changed its bylaws to allow housing and retail. A 315,000-square-foot, precast parking deck has more than 1,000 parking spaces. White Point Partners also developed Charlotte's Optimist Hall adaptive-reuse project.